

In re:
Seaton Investments, LLC
Debtor

Case No. 24-12079-VZ
Chapter 11

District/off: 0973-2
Date Rcvd: Mar 18, 2025

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol **Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 20, 2025:

Recip ID	Recipient Name and Address
db	+ Seaton Investments, LLC, 264 S Oakhurst Dr, Beverly Hills, CA 90212-3504

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 20, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 18, 2025 at the address(es) listed below:

Name	Email Address
Avi Edward Muhtar	on behalf of Interested Party Avi Muhtar amuhtar@crownandstonelaw.com
Bruce D Poltrack	on behalf of Creditor Archway Real Estate Income Fund I SPE I LLC bpoltrock@frandzel.com, achase@frandzel.com
Carol Chow	on behalf of Debtor Alan Gomperts Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Susan Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Carol Chow	on behalf of Debtor Daniel Halevy Carol.Chow@saul.com hannah.richmond@saul.com,easter.santamaria@saul.com
Christopher Cramer	on behalf of Interested Party Courtesy NEF secured@becket-lee.com

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on behalf of Creditor Harvest Small Business Finance LLC ccrowell@hrhllaw.com

David B Shemano

on behalf of Creditor AIRE Ancient Baths Los Angeles LLC dshemano@shemanolaw.com

Derrick Talerico

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Gerrick Vanderfin

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Zev Shechtman

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TOTAL: 62

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8 Telephone: (424) 500-8552

9 Counsel to Debtor Broadway Avenue
10 Investments, LLC

FILED & ENTERED
MAR 18 2025
CLERK U.S. BANKRUPTCY COURT
Central District of California
BY caranza DEPUTY CLERK

WEINTRAUB ZOLKIN TALERICO & SELTH LLP
11766 WILSHIRE BLVD., SUITE 730
LOS ANGELES, CA 90025

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION

In re:

SEATON INVESTMENTS, LLC, *et al.*,
Debtors and Debtors In
Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ and
2:24-12076-VZ

Chapter 11

**ORDER DISMISSING MOTION FOR
ORDER AUTHORIZING DEBTOR TO
ENTER INTO POST-PETITION
LEASE [Dkt. 420]**

Hearing:

Date: February 25, 2025
Time: 11:00 a.m.
Courtroom: 1368
255 East Temple St.
Los Angeles, CA 90012

Affects All Debtors.
 Affects Seaton Investments, LLC (*Dismissed*)
 Affects Colyton Investments, LLC (*Dismissed*)
 Affects Broadway Avenue Investments, LLC
 Affects SLA Investments, LLC
 Affects Negev Investments, LLC
 Affects Alan Gomperts
 Affects Daniel Halevy
 Affects Susan Halevy

1 A hearing was held at the above-indicated date and time to consider the *Motion Authorizing*
2 *Debtor to Enter into Post-Petition Lease* (the “Lease Motion”) [Dkt. 420] filed by Broadway Avenue
3 Investments, LLC (“Broadway”), one of the debtors and debtors-in-possession in the pending jointly
4 administered chapter 11 bankruptcy cases herein. The Court’s record reflects the appearances of
5 counsel and other parties at the hearing. Having heard the oral stipulation by counsel for Broadway
6 and Archway Broadway Loan SPE, LLC to consent to allow Broadway to dismiss the Lease Motion,
7 and good cause appearing therefor,

IT IS ORDERED that the Lease Motion is dismissed.

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WEINTRAUB ZOLKIN TALERICO & SELTH LLP
11766 WILSHIRE BLVD., SUITE 730
LOS ANGELES, CA 90025

Date: March 18, 2025



Vincent P. Zurzolo
United States Bankruptcy Judge